

**The Township of Greenwich
Planning Commission Meeting
Monday, November 19, 2018**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Kerry Berger. Professionals present: Solicitors, Alex Elliker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

APPROVAL OF THE MINUTES:

1. Motion was made by KB and seconded by RG to approve the Minutes of the October 15, 2018 Planning Commission Meeting with one correction, first page, last sentence. Fire Marshall corrected to read Fire Consultant. Motion carried 4-0.

HEARING OF THE VISITORS:

1. Dodie Sable, provided two documents for the PC to review.
 - a. D. Sable explained to the PC that in the summer of 2002, she lost water and water pressure twice. Once in May for three days and again in August for two days. She is concerned that disturbing the bedrock on the property for the proposed warehouse, and the installation of three additional wells, will adversely affect the water supply for the homes located in Krumsville, stating that they all have very shallow wells. Documentation provided by Dodie sights sections 509.9.F.3 and 517.6 c, e & i.
 - b. D. Sable voiced concern with possible devaluation of property in Krumsville and provided written information from a Zillow survey based on the years 2010-2017, stating that properties located in close proximity to new warehouse construction saw an average devaluation of 28%. The Zillow survey she submitted states that in some areas, such as Eastern PA, Western NJ and Northern MD and DE the survey results showed a market value decrease as much as 35%. The Zillow survey used for devaluation is based on several factors specifically that of traffic hazards and polluted ground water in close proximity to new warehouse construction and after the occupation of a warehouse. Increase in noise levels and air quality pollution are also noted. In the collection of data, at no time was it indicated that personal home property values increased during or after the construction of a warehouse in the areas surveyed. This same survey notes that 18% of new warehouses constructed near or in residential areas remain unoccupied for an average of two years.

PLANS TO REVIEW:

1. Laudadio, The Barn at Walnut Grove – Present was Bob Bauer and Amit Mukherjee, of Base Engineering and Mr. Laudadio. Pete Eisenbrown, LTL Consultants, went over his review of the preliminary plan. Driveway and parking areas were discussed at length and could change on the final plan submission. The applicant will go in front of the Board of Supervisors' to request authorization for the engineers to discuss minor changes to the plan. Applicant will also request

that the Board of Supervisors' accept the Fire Marshall comments from Mr. Hauck. The applicant will be including waiver requests with the preliminary plan revision. The plan still requires Zoning Relief and a second Conditional Use Hearing for the applicant's proposed changes to the Conditions set by the Board of Supervisors'.

CORRESPONDENCE:

1. LTL Monthly Reports - PC reviewed the report.

ADJOURNMENT: Motion made by KB and seconded by RG to adjourn the meeting at 9.09 p.m.
Motion carried. (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer